

# SHIRLEY, NY

## PRIME RETAIL SPACE FOR LEASE

### SOUTH PORT SHOPPING CENTER

999 Montauk Highway Shirley, New York 11967



TORRID



Marshalls

tropical CAFE  
SMOOTHIE

KAY  
JEWELERS

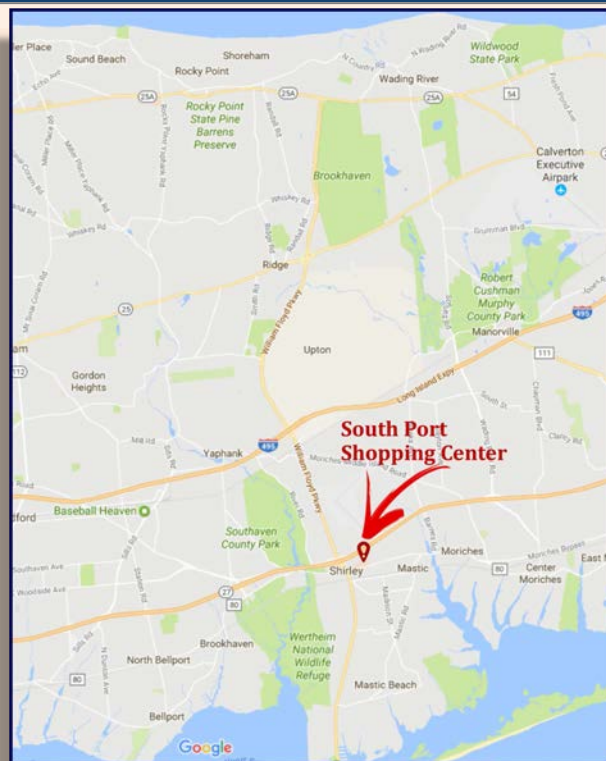
GameStop



South Port Shopping Center is a vibrant 308,629 square foot shopping center located on the north side of Montauk Highway (County Road 80) situated within one-quarter mile of the major intersection between Sunrise Highway (Route 27) and William Floyd Parkway (Route 46). The center has excellent exposure and access from Montauk Highway with a dedicated traffic signal, as well as from both Grand Avenue and Mc Graw Street.

Old Navy, Torrid, Tropical Smoothie, Buffalo Wild Wings, and Smoke Depot are new additions to this vibrant multi-anchored shopping center. The center offers an excellent diverse retailer mix making South Port the dominant shopping center in the trade area.

*Coming soon ... 23,500 sq. ft. Home Goods!*



#### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,729	53,564	93,197
Households	3,418	17,112	31,485
Avg HH Income \$	136,558	132,329	131,848



HEIDENBERG  
PROPERTIES  
GROUP

www.HeidenbergProperties.com

Cynthia Hanenberg

Office: 201-768-1300 ext. 41

Mobile: 973-670-1549

CHanenberg@HeidenbergProperties.com

Exclusive Broker – Ripco Real Estate

Contact: Tom Rettaliata

Office: 516-933-8880

Mobile: 516-816-5229

TRettaliata@RipcoNY.com

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